

18 Brookland Terrace
Nantymoel
Bridgend
CF32 7SY

£179,950



- STONE BUILT MID TERRACE PROPERTY
 - FOUR BEDROOMS
 - OPEN PLAN LOUNGE/DINING ROOM
 - DOWNSTAIRS BATHROOM
 - FAR REACHING VIEWS
 - NO ONGOING CHAIN
 - BEAUTIFULLY PRESENTED THROUGHOUT
 - FRONT & REAR GARDEN WITH GARAGE TO REAR GARDEN
 - CLOSE TO M4 CORRIDOR, LOCAL AMENITIES AND PUBLIC TRANSPORT
 - VIEWINGS ARE HIGHLY RECOMMENDED, CALL 01656 750764
- Ref: PRA10730**

Viewing Instructions: Strictly By Appointment Only



General Description

*** NO ONGOING CHAIN *** Daniel Matthew Estate Agents are pleased to offer to the market this beautifully presented stone built four bedroom mid terrace property situated in a popular valley location, within easy access to local amenities including shops, public transport, and M4 Corridor. Property comprises to the ground floor, hallway, large open plan lounge/dining room, kitchen and downstairs family bathroom. To the first floor four bedrooms. Further benefits are front and rear garden offering incredible far reaching views, single garage to rear garden, UPVC double glazing throughout and gas central heating, Beautiful valley location with lovely walks and beautiful views, access to the cycle track which brings you down to Bridgend. Viewing's are highly recommended to appreciate size, Please contact a member of our team on 01656 750764.

Accommodation

Hallway

Enter via UPVC double glazed obscured door into hallway, plain ceiling, plain walls, wood effect LVT flooring, radiator, staircase leading to first floor, wall mounted consumer unit, door leading into;-



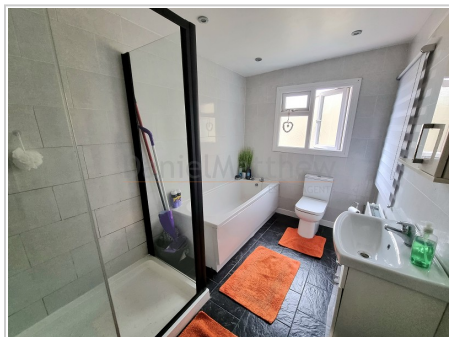
Open Plan Lounge/Diner (20' 06" x 13' 05") or (6.25m x 4.09m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, wood effect LVT flooring, radiator, brick chimney breast with potential for log burner, large area for dining table and chairs.



Kitchen (11' 02" x 9' 04") or (3.40m x 2.84m)

UPVC double glazed window to side aspect, UPVC double glazed door leading to rear garden, plain ceiling, plain walls, tiled flooring, tiled splashback, A range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob, extractor fan, wall mounted combi boiler, plumbing for washing machine, space for fridge/freezer and tumble dryer, door leading into;-



Downstairs Bathroom (10' 04" x 6' 05") or (3.15m x 1.96m)

UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, tiled walls, tiled flooring, four piece white suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap and double shower cubicle with mains over head, radiator, storage area.



Landing

Plain ceiling, plain walls, fitted carpet, loft access, doors leading into,



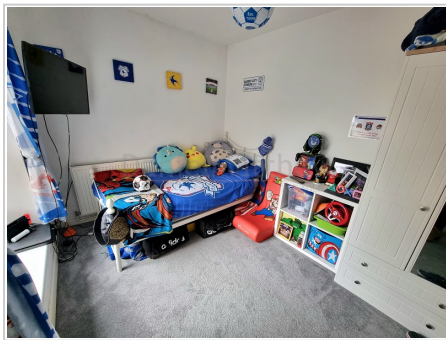
Bedroom One (11' 06" x 9' 06") or (3.51m x 2.90m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, fitted carpet, radiator, wardrobes to remain.



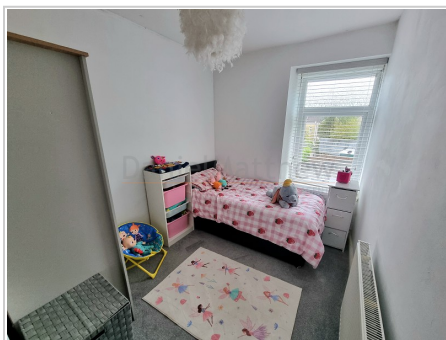
Bedroom Two (12' 0" x 8' 0") or (3.66m x 2.45m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Three (10' 02" x 8' 07") or (3.10m x 2.62m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Four (8' 4" Min x 6' 11") or (2.54m Min x 2.10m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Outside

Front - Enter via iron gate, pathway leading to front door, artificial grass area.

Side - Patio area, outdoor water tap, gate leading to rear garden.

Rear - Slate chippings, artificial grass area, brick wall boundaries, single garage to rear garden, rear gate access,

Services

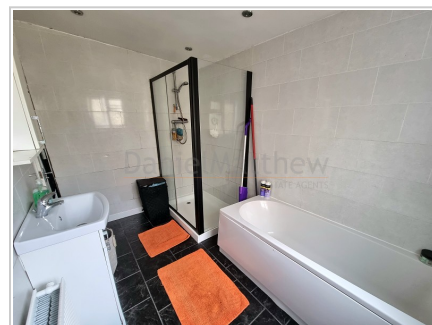
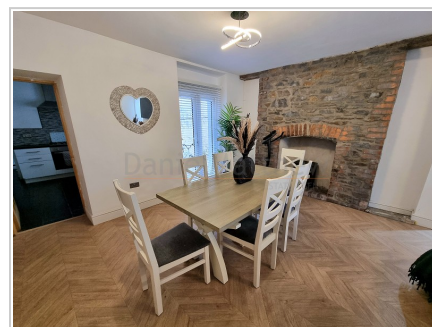
Mains electricity, mains water, mains gas, mains drainage

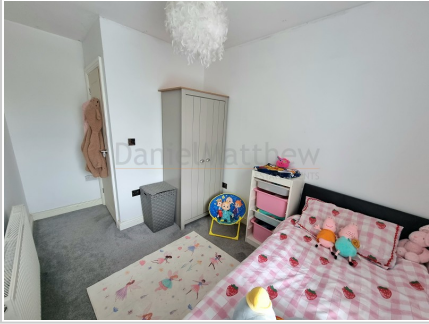
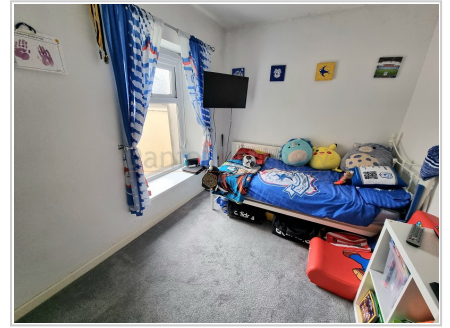
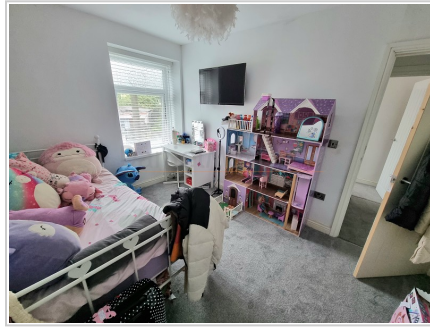
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.